

406465

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City of Riverside
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3900 Main Street
Riverside, California 92522

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Project: **PM 26320**
Administrative PMW for Theater Site

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): **MISSION GROVE PLAZA L.P.**, a California limited partnership

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **August 23, 1990**, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said **Exhibit "A"** thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: DECEMBER 5, 1995

By J. Craig Aaron
CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

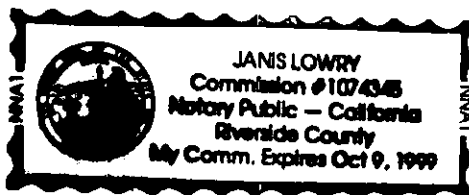
State of California }
County of RIVERSIDE } ss

On DECEMBER 5, 1995, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

J. CRAIG AARON
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ ~~proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the~~
within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
() Individual(s)
() Trustee(s)
(X) Other

PRINCIPAL PLANNER

- () Partner(s)
() General
() Limited

The party(ies) executing this
document is/are representing:

CITY OF RIVERSIDE



J. F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE

406465

Building on a tradition of excellence since 1928

December 4, 1995

W.O. #9513287

Exhibit "A"
Administrative Parcel Map Waiver
Regional Properties

Parcel A

Parcels 4, 5 and 6 of Parcel Map 26320, as shown by map on file in Book 173 of Parcel Maps, at Pages 46 through 50 thereof, Records of Riverside County, California:

EXCEPTING THEREFROM that portion of said Parcels 4 and 5, described as follows:

Beginning at the Southwest corner of said Parcel 5;

Thence N.11°56'58"W. along the Westerly line of said Parcel 5, a distance of 6.48 feet;

Thence N.78°03'02"E., a distance of 130.50 feet;

Thence N.11°56'58"W., a distance of 15.00 feet;

Thence N.78°03'02"E., a distance of 110.00 feet;

Thence S.60°09'02"E., a distance of 96.14 feet;

Thence S.17°41'40"W., a distance of 170.00 feet;

Thence N.72°18'20"W., a distance of 262.44 feet to the Westerly line of said Parcel 4;

Thence N.11°56'58"W. along said Westerly line, a distance of 60.55 feet to the Point of Beginning

The above described parcel of land contains 6.136 acres, more or less.

Parcel B

That portion of Parcels 4 and 5 of Parcel Map 26320, as shown by map on file in Book 173 of Parcel Maps, at Pages 46 through 50 thereof, Records of Riverside County, California, described as follows:

Beginning at the Southwest corner of said Parcel 5;

Thence N.11°56'58"W. along the Westerly line of said Parcel 5, a distance of 6.48 feet;

Thence N.78°03'02"E., a distance of 130.50 feet;



Thence N.11°56'58"W., a distance of 15.00 feet;
Thence N.78°03'02"E., a distance of 110.00 feet;
Thence S.60°09'02"E., a distance of 96.14 feet;
Thence S.17°41'40"W., a distance of 170.00 feet;
Thence N.72°18'20"W., a distance of 262.44 feet to the Westerly line of said Parcel 4;
Thence N.11°56'58"W. along said Westerly line, a distance of 60.55 feet to the Point of Beginning.

The above described parcel of land contains 0.938 acres, more or less.



J. F. DAVIDSON ASSOCIATES, INC.
Prepared under the supervision of:

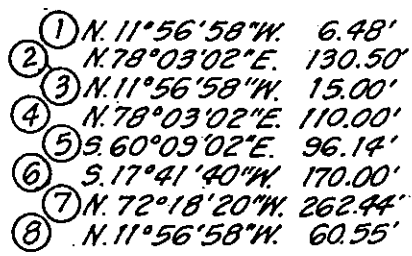
Marissa Crowther

Marissa Crowther, PLS No. 6152

Date: December 4th 1995

MWC/yb

DESCRIPTION APPROVAL 12/5/95
M. S. Brown by WE
SURVEYOR, CITY OF RIVERSIDE



OWNER:
MISSION GROVE PLAZA
1801 CENTURY PARK EAST
SUITE 820
LOS ANGELES, CA. 90067

1777 ATLANTA AV.
SUITE G-5
RIVERSIDE, CA.

95.
13287 (P)

SUBJECT ADMINISTRATIVE PMW-REGIONAL PROP.